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WARRANTY DEED
 Statutory Short Form
 (Corrective Deed)

NO TRANSFER
 TAX PAID

004038

I, Margaret A. Cote of Manchester, Kennebec County, State of Maine, for consideration paid, grant to Joseph R. Gravel of Winslow, Kennebec County, State of Maine, whose mailing address is RFD 3, Box 780, with Warranty Covenants the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

TWO CERTAIN lots or parcels of land, with the buildings thereon, situate on the southeasterly side of Belmont Avenue, so-called, in the City of Waterville, Kennebec County, State of Maine, and being bounded and described as follows:

PARCEL ONE: Beginning at a capped 3/4-inch iron rod set on the southeasterly right-of-way line of said Belmont Avenue, at the northerly corner of land now or formerly of City of Waterville, reference deed recorded in Kennebec County Registry of Deeds in Book 486, Page 477, all as shown on a plan entitled "Plan of Standard Boundary Survey, Margaret A. Cote, 5 Belmont Avenue, Waterville, Maine", dated December 1986, revised February 25, 1991, by Thayer Engineering Company, Farmingdale, Maine, said iron rod being S 55° 33' 12" W and 0.22 feet from a 3/4-inch iron pipe found; thence N 32° 00' 48" E along the southeasterly right-of-way line of said Belmont Avenue a distance of 56.29 feet to a capped 3/4-inch iron rod set and land of one Lillian S. Salmon, reference deeds recorded in said Registry of Deeds in Book 3136, Page 749, Book 1248, Page 383 and Book 891, Page 9, said iron rod being N 47° 59' 15" E and 1.03 feet from a 3/4-inch iron rod found; thence S 62° 18' 58" E along said land of Salmon, marked in part by a chain-link fence, a distance of 97.09 feet to a chain-link fence post found and land of one John E. Nale, et al., reference deeds recorded in said Registry of Deeds in Book 3136, Page 250 and Book 2312, Page 224; thence S 60° 39' 14" W along said land of Nale, marked in part by a chain-link fence, a distance of 27.38 feet to a chain-link fence post found and other land of said Margaret A. Cote, reference deed recorded in said Registry of Deeds in Book 3152, Page 347; thence S 63° 35' 17" W along said other land of Cote a distance of 49.24 feet to a point and said land of City of Waterville, said point being N 46° 09' 47" W and 1.66 feet from a 1-inch iron bolt found; thence N 55° 39' 12" W along said land of City of Waterville a distance of 57.96 feet to the point of beginning, containing 4,716 square feet, more or less.

BEARINGS are based on a 1986 magnetic observation.

BEING the same premises described in a deed of Thomas P. Cote to Margaret A. Cote, dated April 12, 1978, recorded in Kennebec County Registry of Deeds in Book 2094, Page 162.

PARCEL TWO: Beginning at the southerly corner of other land of said Margaret A. Cote, being the first parcel hereinabove described, reference deed recorded in Kennebec County Registry of Deeds in Book 2094, Page 162, said corner being S 55° 39' 12" E and 57.96 feet from the southeasterly right-of-way line of Belmont Avenue, so-called, as measured along the southwesterly line of land of said Cote as shown on said Cote Plan, said corner also being N 46° 09' 47" W and 1.66 feet from a 1-inch iron bolt found; thence S 55° 39' 12" E along land now or formerly of the Inhabitants of School District Number One, reference deed recorded in said Registry of Deeds in Book 113, Page 472, a distance of 62.84 feet to a capped 3/4-inch iron rod set and land now or formerly of one Foster, reference deed recorded in said Registry of Deeds in Book 2554, Page 165; thence N 43° 05' 32" E along said land of Foster a distance of 37.43 feet to a chain-link fence post found and land of said John E. Nale, et al., reference deeds recorded in said Registry of Deeds in Book 3136, Page 250 and Book 2317, Page 224; thence N 48° 00' 06" W along said land of Nale,

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marked in part by a chain-link fence, a distance of 44.88 feet to a chain-link fence post found and said other land of Margaret A. Cote; thence S 63° 35' 17" W along said other land of Margaret A. Cote a distance of 49.24 feet to the point of beginning, containing 2,190 square feet, more or less.

BEARING are based on a 1986 magnetic observation.

BEING the same premises described in a deed of City of Waterville to Margaret A. Cote, dated November 12, 1986, and recorded in Kennebec County Registry of Deeds in Book 3152, Page 347.

REFERENCE is made to a plan entitled "Plan of Standard Boundary Survey, Margaret A. Cote, 5 Belmont Avenue, Waterville, Maine", dated December 1986, revised February 25, 1991, by Thayer Engineering Company, Farmingdale, Maine.

REFERENCE is also made to a Boundary Agreement by and between Margaret A. Cote and Lillian S. Salmon dated April 14, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3136, Page 249 and to a Boundary Agreement by and between Margaret A. Cote and John E. Nale dated January 20, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3136, Page 250.

THE PURPOSE of this deed is to revise the description as conveyed to Joseph R. Gravel by Warranty Deed from Margaret A. Cote and Thomas P. Cote dated December 31, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3087, Page 31 to reflect the above referenced Boundary Agreements which were recorded subsequent to the recording of said Warranty Deed.

WITNESS our hands and seals this 27th day of February, 1991.

Signed, Sealed and Delivered
in the presence of:

Margaret A. Cote
Margaret A. Cote

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: February 27, 1991

Then personally appeared the above named Margaret A. Cote and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
Notary Public
Print Name William P. Dubord

RECEIVED KENNEBEC SS.

1991 MAR -5 AM 9:00

ATTEST: Laura Ruth Mason
REGISTER OF DEEDS